CITY OF ISSAQUAH
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal: The City of Issaquah Public Works Engineering Department proposes to replace the existing Mt. Hood Booster Station. The booster station pumps water from the Mt. Hood zone (483 feet) to the higher elevation Wildwood Zone (634 feet) and Wildwood reservoir to provide domestic water service to residents on Squak Mountain.

The current booster station is still operable, but the equipment is nearing the end of its expected lifespan, many parts are obsolete, and the building is vulnerable to damage from seismic events. Replacing the pump station with a more earthquake–resistant structure was recommended in the 1997 Seismic Vulnerability Assessment.

The new booster station would be constructed adjacent to the existing building, within the fenced confines of the Mt. Hood booster station/reservoir, and constructed over existing asphalt. There would be no grading, except for trenching of utilities and no tree removal required.

The new booster station would be constructed within 30 feet of a steep slope area to the north of the site. Per the City's Critical Areas Regulations, a 50-foot buffer is required from critical area steep slopes and the buffer may be reduced to 10 feet with a geotechnical report. A geotechnical report prepared for the proposal recommended a minimum 25 foot setback or buffer from the steep slope area.

The existing Mt. Hood water reservoir will not be replaced or altered and the proposal would not expand capacity of water service.

The project is part of the City's Capital Improvement Plan (CIP) and is identified in the City's most recent 2012 Water System Plan Update. The new booster station will be designed to meet City and Washington State Department of Health (DOH) standards.

Proponent: Issaquah Public Works Engineering Department
P.O. Box 1307
Issaquah, WA. 98027
Attn: Tony Nguyen, Engineer

Permit Number: ASDP15-00001 – Mt. Hood Booster Station Replacement

Location of Proposal: 325 Mt. Hood Drive SW

Lead Agency: City of Issaquah

Determination: The lead agency has determined this proposal would not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comment/Appeal Period: This Mitigated Determination of Nonsignificance is issued under WAC 197-11-340(2) and 197-11-680(3)(a)vii, and is based on the proposal being conditioned as indicated below. There is a 21-day combined comment/appeal period for this determination, between **April 8, 2015 to April 29, 2015.** Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will reconsider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the Issaquah Development Services Department, 1775 12th Avenue NW.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Notes:

1) This threshold determination is based on review of the 30% Construction Plans including the booster station plans, elevations, details, storm and grading plan, TESC plan, demolition plan, landscape plan dated November 2014; geotechnical report, including steep slope and coal mine hazard reports (Pan Geo Inc.) dated October 13, 2014; environmental checklist received January 26, 2015; and other documents in the file.

2) Issuance of this threshold determination does not constitute approval of the project. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, Critical Area Regulations, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.

Findings:

1. Project impacts - The new booster station would be constructed adjacent to the existing building, within the fenced confines of the Mt. Hood booster station/reservoir, and constructed over existing asphalt. There would be no grading, except for trenching of utilities and no tree removal required.

2. Steep slopes – There is a steep slope environmental critical area (greater than 40% slopes) on the north side of the booster station area. Per the City's Critical Areas Regulations, steep slopes require a 50-foot buffer, which may be reduced to a minimum of 10 feet with a geotechnical report evaluating the buffer reduction. The new booster station is proposed to be located 30 feet from the top of the steep slope. A geotechnical report (Pan Geo Inc.) was prepared to evaluate geologic conditions and evidence of slope instability. The geotechnical report recommends the booster station building be located a minimum of 25 feet from the top of the steep slope. A geotechnical report evaluating specific building plans shall be submitted prior to the issuance of construction and building permits. The geotechnical report shall follow City of Issaquah Development Services "Soils Report Requirements." A third-party independent review of the geotechnical report may be required at the applicant's expense.

3. Coal mine hazards – The site is mapped within a coal mine hazard area, specifically the Squak-Cougar Area No. 4 Mine. The geotechnical report evaluated coal mine maps to determine the extent and depth of mine workings below the site. The report concluded a gangway to the mine is approximately 790 feet below the existing grade of the proposed booster station building. For purposes of risk assessment, underground mine workings that are in excess of 300 feet below the surface are considered "Declassified." "Declassified" coal mine hazard areas are areas where the risk of catastrophic collapse is not significant and that the site does not require any special engineering or hazard mitigation.

4. Aesthetics - The site is heavily forested outside the fenced confines of the booster station/reservoir, and existing trees screen the facility from surrounding residents located to the south. The construction plans include a landscape plan, but the specific type (species) and number of plants is not indicated. The objective of the landscape plan is to increase the visual screening of the facility from neighboring properties to the south. A landscape plan specifying the type (species) and number of plants is required, with the objective of increasing the visual screening of the facility from neighboring properties. The landscape plan shall be approved prior to issuance of construction permits.

5. Vegetation - The new booster station would be constructed over existing asphalt and would not require removal of trees or vegetation. In order to protect trees adjacent to the facility during

construction, approved tree protection measures must be installed prior to any construction or demolition activities. Fencing or protection measures shall be outside the critical root zone of significant trees.

Mitigation Measures: The Mitigated Determination of Nonsignificance is based on the checklist received January 26, 2015 and supplemental information in the application. The following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

1. A geotechnical report evaluating specific building plans and the steep slope buffer reduction shall be submitted prior to the issuance of construction and building permits. The geotechnical report shall follow City of Issaquah Development Services "Soils Report Requirements." A third-party independent review of the geotechnical report may be required at the applicant's expense.
2. A landscape plan specifying the type (species) and number of plants is required, with the objective of increasing the visual screening of the facility from neighboring properties. The landscape plan shall be approved prior to issuance of construction permits.
3. In order to protect trees adjacent to the facility during construction, approved tree protection measures must be installed prior to any construction or demolition activities. Fencing or protection measures shall be outside the critical root zone of significant trees.

Responsible SEPA Official: Peter Rosen

Position/Title: Senior Environmental Planner

Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094

Date: 4/8/2015 **Signature:** Peter Rosen

cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Issaquah Development Services Department
Issaquah Parks and Public Works Engineering Departments